

164 BRENTWOOD ROAD, ROMFORD RM1 2RT

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

ENFORCEMENT REFERENCE: ENF/190/26

ENFORCEMENT NOTICE

ISSUED BY: London Borough of Havering (herein after referred to as "the Council")

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to the Council that there has been a breach of planning control, under Section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this Notice, having regard to the provisions of the development plan and to other material planning considerations.

2. **THE LAND AFFECTED**

The land known as **164 BRENTWOOD ROAD, ROMFORD RM1 2RT**, shown edged in black on the attached plan.

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the material change of use of one dwelling into two dwellings.

4. **REASONS FOR ISSUING THIS NOTICE**

1. It appears to the Council that the above breach of planning control has occurred within the last ten years and that steps should be taken to remedy the breach by Section 173 4(a) or to remedy any injury to amenity which has been caused by the breach.
2. The development results in the loss of a smaller family dwelling of less than 120 square metres of original floor area, for which there is a particular need within the Borough. The resultant three-bedroom unit is substandard in terms of internal floorspace, located on the upper floor and without direct access to the garden, thereby resulting in inadequate re-provision of the dwelling unit to be lost and failing to comply with ii and iii of Policy 9 of Havering's Local Plan 2016-2031.

3. The internal floor space of the flats is below the minimum internal floor spaces (GIA); the bedrooms of the upper floor flat fail to meet the floor area required and the internal floor to ceiling height is below that set out in Policy D6 of the London Plan. As such, the development is considered to result in substandard accommodation for future residents through lack of internal space (GIA) and headroom. As a result, the development is harmful to the amenity of future occupiers and contrary to Policy 7 of the Havering Local Plan, Policy D6 of the London Plan.
4. The development does not provide any private amenity area for the upper floor flat which represents substandard accommodation to the detriment of the amenity of the future occupiers. The proposals are therefore in conflict with the objectives of D6 of London Plan Policy, Policies 7 and 26 of the Havering Local Plan 2016-2031 and Policy L2 of the NPPF which requires that development provide a high standard of amenity for future users.
5. The layout of the upper floor flat with the first floor lounge abutting the bedroom of the attached neighbouring property at No.162 Brentwood Road, Romford would cause noise and disturbance which would be intrusive and unneighbourly as well as having an adverse effect on the amenities of adjacent occupiers contrary to Policies 7 and 9 of the of Havering Local Plan 2016-2031.
6. In the absence of a legal agreement to prevent future occupiers of the development from obtaining parking permits and having regard to the intensification of the use by creation of two separate households and absence of any off street parking provision, the development is considered likely to result in increased demand for on street parking to the detriment of amenity and the operation of the public highway contrary to Policy 24 of the Havering Local Plan 2016-2031.
7. The Council does not consider that planning permission should be granted because planning conditions attached to any consent would not overcome these problems and because permission has already been refused under application P0601.26.

5. WHAT YOU ARE REQUIRED TO DO

- (i) CEASE the use of the building as two self-contained dwellings;

AND

- (ii) Remove the bathroom including the washing facilities, toilet and wash hand basin and the internal wall which divides the bathroom from the kitchen on the first floor;

AND

- (iii) Remove all kitchen and cooking and food storage facilities on the first floor;

AND

- (iv) Remove the door on the ground floor between the entrance lobby and the staircase leading to the first floor;

AND

- (v) Remove any fuse boxes and electrical and gas meters except for one of each to remain for the building;

AND

- (vi) Remove all rubbish, debris or other materials accumulated as a result of taking steps (i) to (v) above.

6. TIME FOR COMPLIANCE

For Step (i): THREE MONTHS after the date when this Notice takes effect.

For Steps (ii) – (vi): FOUR MONTHS after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **21st September 2026**, unless an appeal is made against it beforehand

Dated: **20 August 2026**

Signed: 

DAVID COLWILL

Authorised Officer on behalf of London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB

Nominated Officer to contact regarding this Notice: **David Colwill**

Telephone Number: **01708 432647**

Email: david.colwill@haverling.gov.uk

THE RIGHT TO APPEAL

Those with a legal or equitable interest in the land or who is a relevant occupier can appeal against this Enforcement Notice to the Planning Inspectorate acting on behalf of the Secretary of State **before 21st September 2026**. Further details are given in the attached explanatory note.

WHAT HAPPENS IF AN APPEAL IS NOT RECEIVED

If an appeal is not received against this Enforcement Notice, it will take effect on **the 21st of September 2026** and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in the Notice.

FAILURE TO COMPLY WITH AN ENFORCEMENT NOTICE WHICH HAS TAKEN EFFECT CAN RESULT IN PROSECUTION AND/OR REMEDIAL ACTION BY THE COUNCIL.

EXPLANATORY NOTES

STATUTORY PROVISIONS

A summary of Sections 171A, 171B and 172 to 177 of the Town and Country Planning Act 1990 (as amended) can be viewed online at <https://www.legislation.gov.uk>

THE RIGHT TO APPEAL

Any appeal must be in writing and received, or posted (with the postage paid and properly addressed) in time to be received in the ordinary course of the post, by the Planning Inspectorate **before 21 September 2026**.

If an appeal against this Notice is intended, the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice should be followed.

GROUND OF APPEAL

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the Notice, planning permission ought to be granted, as the case may be, the condition or limitation concerned ought to be discharged;
- (b) that those matters have not occurred;
- (c) that those matters (if they occurred) do not constitute a breach of planning control;
- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
- (e) that copies of the Enforcement Notice were not served as required by section 172;
- (f) that steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;

- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all these grounds may be relevant to you.

PLANNING APPLICATION FEE

Should you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development or use, then a fee of **£1,220** is payable to the Council when the appeal is lodged. If this fee is not paid, the planning merits of the appeal will not be considered by the Planning Inspector.

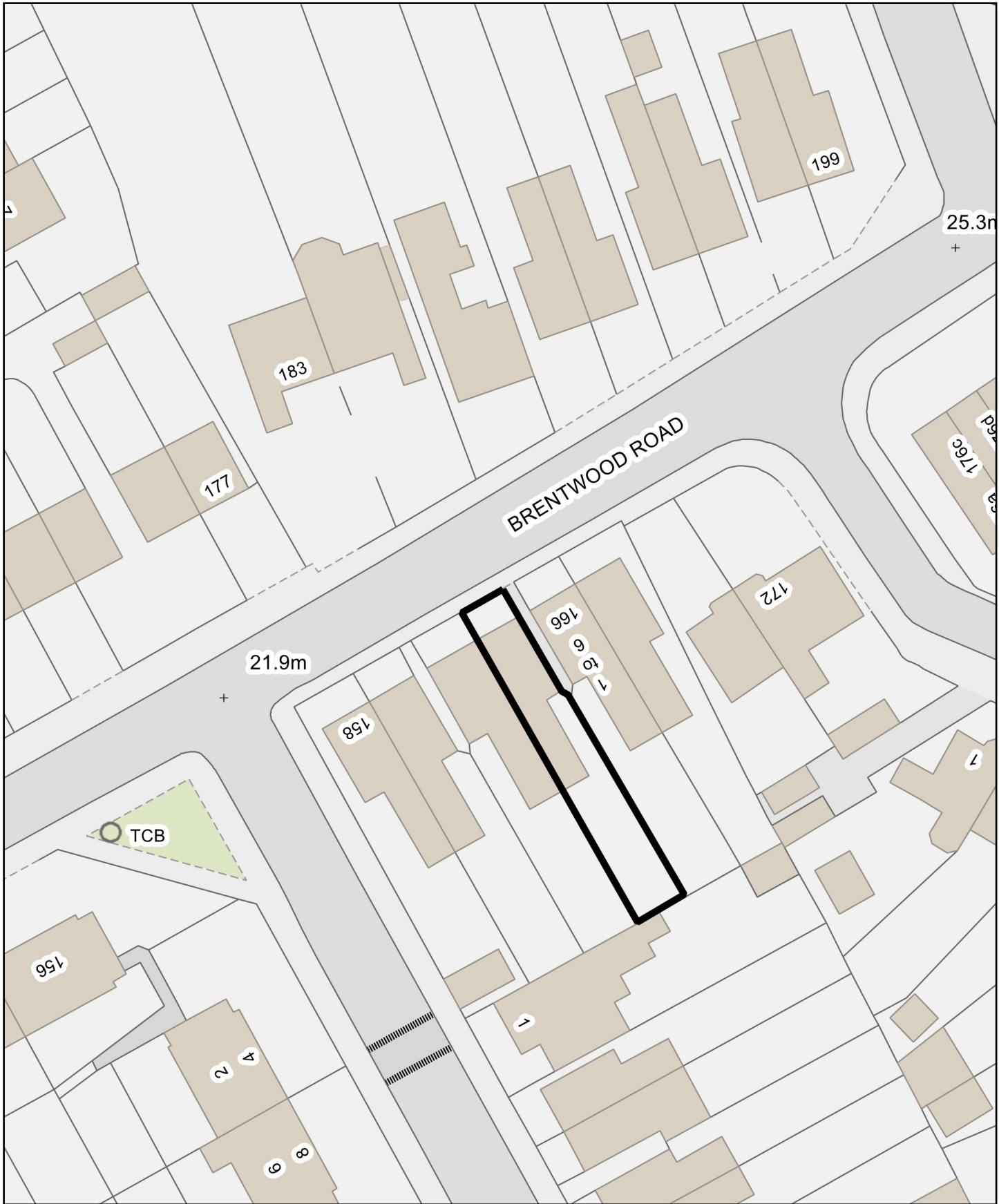
STATEMENT ON GROUNDS OF APPEAL

The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice is being made and stating briefly the facts on which you propose to rely, in support of each of those grounds.

RECIPIENTS OF THE ENFORCEMENT NOTICE

The names and addresses of all the persons on whom the Enforcement Notice has been served are:

1. The Owner(s), Lower Flat, 164 Brentwood Road, Romford RM1 2RT
2. The Occupier(s), Lower Flat, 164 Brentwood Road, Romford RM1 2RT
3. The Owner(s), Upper Flat, 164 Brentwood Road, Romford RM1 2RT
4. The Occupier(s), Upper Flat, 164 Brentwood Road, Romford RM1 2RT
5. The Company Secretary / Director, GORZ LIMITED, Unit 22-25, Ilford Trading Estate, Paycocke Road, Basildon SS14 3DR
6. Gaurav MALHOTRA (Director), GORZ LIMITED, 26 Woodlands Avenue, Emerson Park, Hornchurch, Essex RM11 2QU
7. The Company Secretary / Director EDWARD CHASE LIMITED, (Managing agent), Edward Chase, 29A Goodmayes Road, Ilford IG3 9UH
8. Umama Ahmed (Tenant), 164 Brentwood Road, Romford RM1 2RT
9. Yasir Mansoor (Tenant), 164 Brentwood Road, Romford RM1 2RT
10. Veronique Gabrielle Stephanie Onabye (Tenant), 164 Brentwood Road, Romford RM1 2RT
11. By email gorzproperty@outlook.com



164 Brentwood Road, Romford RM1 2RT - OS Plan	TQ5220888310
	Scale: 1:500 Date: 13 August 2026 0 5 10 15 metres
London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343	© Crown copyright and database rights 2024 Ordnance Survey AC0000815231

Enforcement appeal: information sheet for local planning authorities

Customer Support Team
Temple Quay House
2 The Square
Temple Quay
Bristol BS1
6PN

Direct Line: 0303 444 5000

Email: enquiries@planninginspectorate.gov.uk

1. THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- online at the [Appeals Casework Portal](#); or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>.

In exceptional circumstances you may give written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should immediately be followed by your completed appeal forms.